

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

LISA M. WILLIS
172 CAMDEN COVE PARKWAY
CALERA, AL. 35040

Inst # 2002-07470

02/13/2002-07470
10:04 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 CH 108.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SEVENTEEN THOUSAND FOUR HUNDRED SIXTY THREE and 00/100 (\$117,463.00) DOLLARS to the undersigned grantor, GARDNER BUILDERS, INC. a corporation, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto LISA M. WILLIS, AN UNMARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 133, ACCORDING TO THE SURVEY OF CAMDEN COVE, SECTOR II, AS RECORDED IN MAP BOOK 27, PAGE 26, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2001 WHICH CONSTITUTES A LIEN BUT NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2002.
2. 20-FOOT BUILDING SETBACK LINE FROM CAMDEN COVE PARKWAY AND 7.5-FOOT EASEMENT ALONG THE NORTHEASTERLY PROPERTY LINE AS SHOWN ON RECORDED MAP OF SAID SUBDIVISION.
3. SINK HOLE EXCEPTION AS SET OUT IN THAT CERTAIN DECLARATION OF PROTECTIVE COVENANTS AS RECORDED IN INSTRUMENT #1999-10604.
4. EASEMENT FOR ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 48, PAGE 589.
5. PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 247, PAGE 839.
6. OIL, AND GAS LEASE TO ATLANTIC RICHFIELD COMPANY AS RECORDED IN DEED BOOK 321, PAGE 626.
7. RESTRICTIONS WITH ALABAMA POWER COMPANY FOR UNDERGROUND DISTRIBUTION AS RECORDED IN INSTRUMENT #1999-22218.

\$23,490.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, GARDNER BUILDERS, INC., A CORPORATION, by GARY GARDNER its PRESIDENT, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 6th day of February, 2002.

GARDNER BUILDERS, INC.
By: 
Its: GARY GARDNER
PRESIDENT


STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that GARY GARDNER, whose name as PRESIDENT of GARDNER BUILDERS, INC., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 6th day of February, 2002.


Notary Public

My commission expires: 7/11/02

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